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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203-A**<br>**Nashville, TN 37215**<br><br>*No title search was performed in the preparation of this Quitclaim Deed.* | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is: $-0-.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 19 day of January, 2017.<br><br>Notary Public<br><br>My Commission Expires: |

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

## QUITCLAIM DEED

| | | |
|---|---|---|
| Address New Owner:<br>Ladell Fuqua<br>136 West 136th St, Apt 3<br>New York, NY 10030 | Send Tax Bills To:<br>New Owner | Tax Information:<br>06902002900 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **James R. Fuqua** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Ladell Fuqua** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 38 on the plan of Enchanted Hills Section I as of record in Book 3300, page 96 in the Register's Office for said County.

Said Lot No. 38 fronts 220.97 feet on the southerly margin of Hydesdale Lane and runs back between lines, the easterly line being 200.0 feet to a line in the rear measuring 175.71 feet thereon.

Being the same property conveyed to James A. Fuqua and wife, Tennie T. Fuqua by Warranty Deed from H.H. Chitwood dated recorded October 30th, 1970 in Book 4455, Page 948, in the Register's Office of Davidson County, Tennessee.

Tennie T. Fuqua having died August 24th, 2001. Her interest in said property having passed to James A. Fuqua as the surviving tenant by the entirety.

BILL GARRETT, Davidson County
Trans:T20170005849 DEEDQC
Recvd: 01/20/17 13:25 2 pgs
Fees:12.00 Taxes:0.00
20170120-0006584

Being the same property conveyed from James A. Fuqua to James R. Fuqua by Quitclaim Deed recorded March 6th, 2006 in Instrument No. 20060306-0025391, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3912 Hydesdale Ln Nashville, TN 37218.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of January, 2017.

James Fuqua

**James R. Fuqua**

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James R. Fuqua,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of January 2017.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017